

# A New Spirit on the Riverfront

## COQUITLAM'S FIRST AND ONLY WATERFRONT COMMUNITY

Positioned on the bank of the Fraser River, Fraser Mills is the only residential waterfront neighbourhood in Coquitlam. Covering 96 acres, this master plan integrates residential, commercial, office, light industrial and recreational spaces, forming a complete and sustainable community. As the owner of the land since 2004, Beedie plans to continue as the sole developer of this new urban centre.



### HOMES FOR EVERY STAGE OF LIFE

5,500 new homes across 20 buildings in a mix of high-rise condos, low-rise condos and townhomes  
 Full rental tower holds 460 rental homes made up of 260 market rentals and 200 non-market rentals  
 Thoughtful architecture maximizing expansive views and clear sight lines, with building heights gradually decreasing towards the waterfront in a staggered design

### EASILY ACCESSIBLE, EXTENSIVELY CONNECTED

- 30** Minutes to YVR Airport
- 9** Minutes to Coquitlam Centre
- 20** Minutes to Downtown Vancouver
- 5** Minutes to Braid SkyTrain station
- 15** Minutes to Brentwood Town Centre

Bordered by United Boulevard to the north, the Fraser River to the south, Pacific Reach Linear Park to the east and King Edward Street to the west, Fraser Mills is surrounded by established businesses and services. Restaurants, recreation and entertainment are all within walking distance, as is every daily need including major grocery chains, nature parks and medical centres.



### BUILDING BRIGHT FUTURES

Plans for on-site childcare and an elementary school have been established, with 69 childcare spaces in Phase 1 and an estimated 400 total spaces at completion. A community centre and a range of green spaces bring additional opportunities for extracurricular learning and sport.

## An all-encompassing community with unlimited possibilities



### DIVERSIFIED BUSINESS LANDSCAPE

- 100,000 sf of office space is available in addition to a minimum of 100,000 sf of varied commercial capacity
- The full-service commercial offering ensures the presence of everyday conveniences, with a guaranteed anchor grocer
- Business frontage is focused around the Waterfront Urban Plaza and Riverfront Park for maximum exposure and consumer presence
- Restaurants will incorporate seamless indoor-to-outdoor design to create vibrant public spaces
- Employment opportunities created will bring an estimated 1,700 new jobs to the area

### A commercial environment brimming with opportunity

### A COMPLETE AND CONNECTED COMMUNITY

- Four major gateways connect Fraser Mills to existing prominent roadways:
  1. King Edward Street at United Boulevard
  2. Street A at United Boulevard
  3. Street I at Clipper Street
  4. Brigantine Connector to Brigantine Drive
- New and extended bus routes will be available to the first residents due to a yearly \$1.2M contribution from Beedie to create frequent public transit options
- The 159 short-run bus line will provide quick transit from Fraser Mills directly to Braid SkyTrain station every 15 minutes during serviced hours Monday through Saturday
- Cycling is easy with designated bicycle lanes, riverfront bicycle access and bicycle parking throughout the community
- As a pedestrian-friendly neighbourhood, expect a pedestrian-only plaza and accessible, well-lit pathways



### ENDLESS RECREATION AND VAST GREEN SPACE



- Featuring more than 16 acres of parks and recreation areas
- A state-of-the-art 50,000 sf aquatic and community centre is the crown jewel of Fraser Mills
- Riverfront Park, designed as a destination, will host festivals and live shows
- Pedestrian-only Waterfront Urban Plaza is the civic heart of the community and a hub for public life, fully accessible to all ages and abilities and designed to host various activities
- The Fraser Mills pier, located just off the Urban Plaza, brings connection to the waterfront
- Sport courts including tennis, basketball and ping pong are available for use
- Families will love the waterpark and playground options
- The restored Fraser Mills wharf offers great seating at beautiful viewpoints
- Riverside Linear Park is perfect for informal play, BBQs, picnics and dog walks



- The urban beach offers a sandy riverside spot with seating areas and umbrellas
- An off-leash dog park has separate areas for small and large dogs in both covered and open spaces
- The Historic Como Creek Greenway links residential and mixed-use areas with its pathways
- The Como Habitat area is dedicated to protecting fish and wildlife habitat while increasing biodiversity
- Meaningful public art installations will be exhibited throughout the community